

4.14 Light Industrial District (M-1)

(1) Purpose and Intent of Light Industrial District (M-1)

The purpose of the M-1 District is to provide a means of accomplishing the economic goals and industrial objectives in the Town's Smart Growth Comprehensive Plan. The intent in having this district is to provide for industrial areas where adequate transportation facilities, topographic conditions, and utilities are available for light industry.

Permitted and conditional uses in this district shall be limited to those light industrial uses that only discharge domestic waste. Light Industrial uses producing other than domestic waste shall be prohibited in this district.

(2) Permitted Uses

The following uses are permitted in this district:

- (A) Agricultural Uses.
- (B) Public or private offices.
- (C) Building material sales.
- (D) Truck, bus, or railroad terminals, and railroad switching yards.
- (E) Mini-warehouses, warehousing, storage or wholesale of manufactured goods.
- (F) Public utility facilities, except sewage treatment plants, garbage incinerators, and sanitary landfills.
- (G) Police, fire, and postal stations.
- (H) Automotive upholstery and body repair shops.
- (I) Commercial bakeries.
- (J) Greenhouses.
- (K) Dry printing and publishing.
- (L) Distributors of food products.
- (M) Wholesale Distributors.
- (N) Radio, television, and telecommunications transmitting or relay towers and facilities.
- (O) Construction Contractor offices and workshops.

(P) Welding, sheet metal, and blacksmith shops.

(Q) Fabrication or assembly of construction components from non-toxic materials or substances.

(3) Conditional Uses

A conditional use in this district is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

(A) Assembly of goods.

(B) Tank Facilities for Petroleum, Gas, and Chemical products for wholesale or retail sales.

(C) Terminal facilities for flammable gases or liquids.

(D) Sale of live animals.

(E) Contractor storage yards and sale of machinery and equipment.

(F) Packaging of confections, cosmetics, electrical appliances, electronic devices, instruments, pharmaceuticals, jewelry, tobacco, and toiletries.

(G) Animal hospitals, animal clinics, or veterinary services provided all kennels are within completely enclosed buildings.

(H) A temporary mobile office to be used by a business or manufacturing concern located in the Town of Rock during the expansion or remodeling of its existing business or manufacturing premises within the Town of Rock. The temporary mobile office shall be located in conjunction with its existing business or manufacturing premises within the Town of Rock and shall be used for only such period as shall be authorized by the Planning and Zoning Committee of the Town of Rock, which period shall not exceed 24 months.

(4) Requirements

(A) Minimum Lot Area ----- 2 acres

(B) Maximum Building Height ----- 35 ft.

(C) Minimum Front Yard Setback ----- 50 ft.

Corner Lot Side Yard Setback ----- 50 ft.

(75 ft. if parking is permitted in front yard)

(D) Minimum Rear Yard Setback ----- 50 ft.

(E) Minimum Side Yard Setback ----- 20 ft.
(50 ft. when abutting a residential area)

(F) Minimum Lot Width on public road ----- 100 ft.

(G) Minimum Accessory Side Yard Setback ----- 8 ft.

(H) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on arterial, collector, and local roads.

(I) To help prevent ground water contamination, no building shall have floor drains.

(J) Parking and loading requirements:

(i) All light industrial establishments shall provide one 200 square foot parking space per two employees.

(ii) Every structure or building containing at least 5,000 square feet of gross floor area shall provide off-street loading space measuring not less than 10 feet by 40 feet and having a height clear of all obstructions, of 14 feet, according to the following schedule:

<u>GROSS FLOOR AREA</u>	<u>NUMBER OF LOADINGS SPACES</u>
5,000 sq. ft. to 24,000 sq. ft.	1
24,000 sq. ft. to 60,000 sq. ft.	2
60,000 sq. ft. to 96,000 sq. ft.	3
96,000 sq. ft. to 144,000 sq. ft.	4
144,000 sq. ft. to 192,000 sq. ft.	5
192,000 sq. ft. to 240,000 sq. ft.	6
240,000 sq. ft. to 294,000 sq. ft.	7
294,000 sq. ft. to 348,000 sq. ft.	8
For each additional 54,000 sq. ft.	1 additional space

The Planning & Zoning Committee may permit the required loading spaces to remain undeveloped until the committee decides that they are needed.

(K) Screening: All storage except of motor vehicles in operable condition shall be within completely enclosed buildings or effectively screened from non-industrial use or districts either:

(i) By a solid wall or fence not less than six (6) feet nor more than eight (8) feet in height; or

(ii) By a densely planted hedge or shrubbery at least six (6) feet in height which effectively causes a visual barrier; or

(iii) By a permanent evergreen planting, the individual trees to be of such a number and kind and so arranged that they will effectively cause a visual barrier at least six (6) feet in height.

(5) Prohibited Uses

No structure or improvement may be built, or land used in this district unless it is a Permitted Use or Conditional Use in this district.

4.15 General Industrial District (M-2)

(1) Purpose and Intent of General Industrial District (M-2)

The purpose of the M-2 District is to provide a means of obtaining the economic and industrial goals and objectives of the Town's Smart Growth Comprehensive Plan. The M-2 District is intended to provide areas which are suitable for industrial development in terms of adequate transportation facilities, topographic conditions and public utilities and to protect these lands from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purposes.

(2) Permitted Uses

The following uses are permitted in this district:

- (A) Any use permitted in the M-1 District.
- (B) Manufacturing, processing, fabrication or production of any commodity, except:
 - (i) Manufacturing, processing, fabrication or production of explosives, flammable gases or liquids, or toxic materials;
 - (ii) Animal slaughtering, meat packing or rendering;
 - (iii) Sulphur plants, rubber reclamation plants or cement plants; and
 - (iv) Steel mills, foundries or smelters.
- (C) Motor freight terminals.
- (D) Railroad freight terminals, switching yards, and round houses.

(3) Conditional Uses

A conditional use in this district is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

- (A) Animal slaughtering, meat packing, or rendering.
- (B) Sulphur plants, cement plants, or rubber reclamation plants.
- (C) Steel mills, foundries, or smelters.
- (D) Manufacturing, processing, fabrication or production of flammable gases or liquids, explosives, or toxic materials.

(E) Warehousing, storage or wholesaling of live animals, explosives, flammable gases or liquids, or toxic materials.

(F) Animal hospitals, animal clinics or veterinary services provided all kennels are within completely enclosed buildings.

(G) Storage yards.

(H) Sewerage disposal plants.

(I) A temporary mobile office to be used by a business or manufacturing concern located in the Town of Rock during the expansion or remodeling of its existing business or manufacturing premises within the Town of Rock. The temporary mobile office shall be located in conjunction with its existing business or manufacturing premises within the Town of Rock and shall be used for only such period as shall be authorized by the Planning and Zoning Committee of the Town of Rock, which period shall not exceed 24 months.

(4) Requirements for Permitted and Conditional Uses

Within the M-2 District the following standards shall apply:

(A) Minimum Lot Area ----- 2 1/2 acres

(B) Maximum Building Height ----- Two times the setback of the building.

(C) Minimum Front Yard Setback ----- 50 ft.

(D) Minimum Rear Yard Setback ----- 50 ft.

(E) Minimum Side Yard Setback ----- 20 ft.
(50 ft. when abutting a residential area.)

(F) Minimum Lot Width at Building Line ----- 100 ft.

(G) Minimum Lot Frontage on Public Road ----- 50 ft.

(H) Parking and Loading Requirements:

(i) All general industrial establishments shall provide one 200 sq. ft. parking space per every two employees.

(ii) Every structure or building containing at least 5,000 sq. ft. of gross floor space shall provide off street loading space measuring not less than 10 ft. by 40 ft. and having a height, clear of all obstructions, of 14 ft., according to the following schedule:

GROSS FLOOR AREANUMBER OF LOADINGS SPACES

5,000 sq. ft. to 24,000 sq. ft.	1
24,000 sq. ft. to 60,000 sq. ft.	2
60,000 sq. ft. to 96,000 sq. ft.	3
96,000 sq. ft. to 144,000 sq. ft.	4
144,000 sq. ft. to 192,000 sq. ft.	5
192,000 sq. ft. to 240,000 sq. ft.	6
240,000 sq. ft. to 294,000 sq. ft.	7
294,000 sq. ft. to 348,000 sq. ft.	8
For each additional 54,000 sq. ft.	1 additional space

The Planning and Zoning Committee may permit the required loading space to remain undeveloped until it decides each space is needed.

(I) Screening: All storage except of motor vehicles in operable condition shall be within completely enclosed buildings or effectively screened from non-industrial uses or districts either:

(i) By a solid wall or fence not less than six (6) feet nor more than eight (8) feet in height; or

(ii) By a densely planted hedge or shrubbery at least six (6) feet in height which effectively causes a visual barrier; or

(iii) By a permanent evergreen planting, the individual trees to be of such a number and kind so arranged that they will effectively cause a visual barrier at least six (6) feet in height.

(J) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on Arterial, Collector, and Local Roads.